



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 4, 2004

IN REPLY PLEASE

REFER TO FILE: **MP-6**
75A.042
M0221087

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

HALLS DEBRIS BASIN - PARCEL 13EX
SALE OF SURPLUS PROPERTY - CITY OF LA CANADA FLINTRIDGE
SUPERVISORIAL DISTRICT 5
3 VOTES

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Halls Debris Basin, Parcel 13EX (7,632 square feet), located on the northwest side of Halls Debris Basin in the City of La Canada Flintridge, County of Los Angeles, to be no longer required for the purpose of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 13EX to the adjacent property owner, The McPherson Family Trust dated February 26, 1999, for \$31,000.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the Los Angeles County Flood Control District to sell a parcel of surplus property along the Halls Debris Basin to the adjacent property owner. The McPherson Family Trust of February 26, 1999, is the adjacent property owner and is considered to be the logical purchaser.

The District acquired the fee title to Parcel 13EX as part of the land needed for the Halls Debris Basin project. Construction has been completed, and the subject parcel lies outside of the required right of way.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$31,000 represents the market value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of La Canada Flintridge Planning Department. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

Pursuant to Government Code Section 54222, all relevant agencies of the State, County, City, and the School District were notified of the proposed sale. No agency has expressed an interest in acquiring the property.

The sale is not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors
November 4, 2004
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ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Statutes and Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Interim Director of Public Works

AT:psr
P6:\BD LTR HALLS DEBRIS BASIN

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

WHEN RECORDED
MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Mr. and Mrs. Frank Clark McPherson
2110 Chimneysmoke Road
La Canada Flintridge, CA 91011

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
5806-018-901 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release and forever quitclaim to FRANK CLARK MCPHERSON and AUDREY E. MCPHERSON, as Trustees of The McPherson Family Trust dated February 26, 1999, all its right, title, and interest in and to the real property in the City of La Canada Flintridge, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

HALLS DEBRIS BASIN 13EX 75A-RW1 S.D. 5	M0221087
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By _____
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By  _____
Deputy

APPROVED as to title and execution,

_____, 20____
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

EXHIBIT A

HALLS DEBRIS BASIN 13EX

75A-RW 1

A.P.N. 5806-018-901 (Portion)

T.G. 534 (J1)

I.M. 189-217

Fifth District

M0221087

LEGAL DESCRIPTION

PARCEL NO. 13EX (Quitclaim of a portion of fee):

That portion of that part of Lot 21 of Subdivisions of Rancho La Canada, as shown on map recorded in Book 4, page 351, of Miscellaneous Records, in the office of the Recorder of the County of Los Angeles, described as "PARCEL NO. 2" in a Final Judgment, had in Superior Court Case No. 379852, a certified copy of which is recorded as Document No. 1083, on March 5, 1936, in Book 14037, page 9, of Official Records, in the office of said Recorder, within the following described boundaries:

Beginning at a point in the westerly line of said Lot 21, distant North 0°13'11" East 557.76 feet along said westerly line from the southeasterly corner of Lot 16 of a Subdivision of Lot 24, as shown on a map of Beach's Addition to Crescenta Canada, recorded in Book 7, page 25, of said Miscellaneous Records, said point also being the northwesterly corner of said "PARCEL NO. 2"; thence North 53°07'51" East along the northwesterly line of said "PARCEL NO. 2", a distance of 124.94 feet; thence South 36°52'09" East 54.41 feet; thence South 53°19'32" West 33.19 feet; thence South 54°55'02" West 129.81 feet to said westerly line; thence North 0°13'11" East along said westerly line, a distance of 63.00 feet to the point of beginning.

Containing: 7,632± s.f.